



September 1, 2020

Jennifer Arnold  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Zoning Change Request**  
**Approximately 1.3 Acres**  
**Mustard Seed Offices**  
**S&A Project Number: 0201523**

Dear Mrs. Arnold,

Please accept this correspondence as the formal Letter of Intent to rezone an approximate 1.3-acre site on the north side of White Avenue and 1000' east of Redbud Boulevard that is currently zoned as RD-30 – “Duplex Residence District”. It is the intention of my Client to develop the 1.3-acre site for neighborhood office uses.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [casey.gregory@thesanchezgroup.biz](mailto:casey.gregory@thesanchezgroup.biz) if this is more convenient.

Regards,

Casey Gregory, P.E.  
Director of Engineering  
Sanchez & Associates LLC



To the City of McKinney,

For years, I have been touting the benevolence and “community-centered” nature of McKinney. For a City that has grown so much and is going through so many changes, the one thing that keeps it grounded is its focus on “community”. We have an amazing fabric of organizations that are truly focused on making sure “nobody is left behind”. Our corporate foundation, Sanchez Charities, LLC – through its program “McKinney Little Free Pantry” recently calculated that it is distributing over 4,200 lbs of food per week to those in need. That is a drop in the bucket when you factor in what AEYL, CLC, H2O, etc are also doing in the same space of “fighting hunger”. In McKinney, we have great leaders like Beth Bentley, Derrick Robinson, Jason Hernandez, all the many giving churches, Baby Booty Diaper Bank, Samaritan Inn, (who could forget the force of nature) Sara Thomas/ Holy Family School, Rachel Weinmann and so many others that are fighting every day to make sure that McKinney is the best it can be; to make sure that McKinney truly is “Unique”.

For some time now, I’ve had a vision/desire to bring together all these wonderful organizations in some sort of collaborative – for a lack of better phraseology I used to call it (in my mind) the “McKinney Center for Non-profit” – I figured one day the time will be right.

Now is that time!!

I would like to introduce to you our latest endeavor – it’s a hope and a dream; but it is worth the stretch; **“The Mustard Seed”** project. The Sanchez Group intends to build +/- 10,000 sf (in 2 buildings) of co-location space focused on trying to bring together the various not-for-profit organizations to address the following:

1. Gaps and Overlaps of services
2. “Turf-dom” – luckily this is not a major obstacle in McKinney
3. Strategic partnerships and true collaboration
4. Operational costs to deliver services

The goal will be to develop an office park solely focused on bringing together the various not-for-profit organizations in McKinney so that we can capitalize on each other’s strengths; collaborate and deliver with more impact; and fundamentally be a HUB for community. It is a big endeavor with many uphill challenges; however, it is the kind of project that sets McKinney apart. The Sanchez Group is purchasing the property and developing the project as we speak. I wanted to share all of this with you because all of you should be proud of what we are doing – “McKinney truly is amazing” ... this is just another example.



I look forward to your input, feedback, support, helpful ideas, etc. Ultimately, our real estate folks will be working with the not-for-profit organizations to try and make this all come together. Words of encouragement for this kind of project are always helpful – I hear enough “you can’t do that, Martin” from the world; I hope that you can cheer us on instead.

Take care.

Martin Sanchez

CEO, Sanchez & Associates LLC